

Caribe Palm  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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**PROPOSED BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|  | <b>FISCAL YEAR<br/>2026/2027<br/>BUDGET</b> |
|--|---|
| <b>REVENUES</b>                          |   |
| Administrative Assessments               | 25,880                                      |
| Maintenance Assessments                  | 65,957                                      |
| Debt Assessments                         | 161,614                                     |
| Other Revenues                           | 0   |
| Interest Income                          | 1,920                                       |
| <b>TOTAL REVENUES</b>                    | <b>\$ 255,371</b>                           |
| <b>EXPENDITURES</b>                      |   |
| <b>Maintenance Expenditures</b>          |   |
| Engineering/Inspections                  | 2,800                                       |
| Engineering - Special Projects           | 0   |
| Community Security                       | 0   |
| Security Cameras/MTE/Upkeep              | 12,000                                      |
| FP&L Meter/Mailbox Area                  | 4,200                                       |
| Street/Roadway Drainage Maintenance      | 6,500                                       |
| Pressure Cleaning                        | 3,500                                       |
| Holiday Lighting                         | 10,000                                      |
| Community Special Projects               | 8,000                                       |
| Maintenance/Contingency                  | 15,000                                      |
| <b>Total Maintenance Expenditures</b>    | <b>\$ 62,000</b>                            |
| <b>Administrative Expenditures</b>       |   |
| Supervisor Fees                          | 11,000                                      |
| Payroll Taxes (Employer)                 | 842   |
| Management                               | 30,360                                      |
| Secretarial And Field Operations         | 6,600                                       |
| Legal                                    | 3,000                                       |
| Assessment Roll                          | 7,500                                       |
| Audit Fees                               | 3,500                                       |
| Insurance                                | 7,900                                       |
| Legal Advertisements                     | 4,500                                       |
| Miscellaneous                            | 1,600                                       |
| Postage                                  | 300   |
| Office Supplies                          | 400   |
| Dues & Subscriptions                     | 175   |
| Trustee Fees                             | 4,150                                       |
| Continuing Disclosure Fee                | 350   |
| Website Management                       | 1,750                                       |
| <b>Total Administrative Expenditures</b> | <b>\$ 83,927</b>                            |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 145,927</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 109,444</b>                           |
| Bond Payments                            | (151,917)                                   |
| <b>BALANCE</b>                           | <b>\$ (42,473)</b>                          |
| County Appraiser & Tax Collector Fee     | (5,069)                                     |
| Discounts For Early Payments             | (10,138)                                    |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ (57,680)</b>                          |
| Carryover From Prior Year                | 57,680                                      |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|  | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                      |
|--|------------------------------------|------------------------------------|------------------------------------|---|
| <b>REVENUES</b>                          |                                    |                                    |                                    |   |
| Administrative Assessments               | 47,901                             | 34,178                             | 25,880                             | Expenditures Less Interest & Carryover/.94    |
| Maintenance Assessments                  | 57,661                             | 57,659                             | 65,957                             | Expenditures/.94                              |
| Debt Assessments                         | 161,615                            | 161,614                            | 161,614                            | Bond Payments/.94                             |
| Other Revenues                           | 0                                  | 0                                  | 0                                  |   |
| Interest Income                          | 25,213                             | 1,800                              | 1,920                              | Interest Estimated At \$160 Per Month         |
| <b>TOTAL REVENUES</b>                    | <b>\$ 292,390</b>                  | <b>\$ 255,251</b>                  | <b>\$ 255,371</b>                  |   |
| <b>EXPENDITURES</b>                      |                                    |                                    |                                    |   |
| <b>Maintenance Expenditures</b>          |                                    |                                    |                                    |   |
| Engineering/Inspections                  | 2,000                              | 2,800                              | 2,800                              | No Change From 2025/2026 Budget               |
| Engineering - Special Projects           | 0                                  | 3,000                              | 0                                  | Line Item Eliminated                          |
| Community Security                       | 4,588                              | 6,000                              | 0                                  | Line Item Eliminated                          |
| Security Cameras/MTE/Upkeep              | 1,411                              | 12,000                             | 12,000                             | No Change From 2025/2026 Budget               |
| FP&L Meter/Mailbox Area                  | 0                                  | 4,200                              | 4,200                              | No Change From 2025/2026 Budget               |
| Street/Roadway Drainage Maintenance      | 0                                  | 4,200                              | 6,500                              | \$2,100 Increase From 2025/2026 Budget        |
| Pressure Cleaning                        | 0                                  | 0                                  | 3,500                              | Pressure Cleaning                             |
| Holiday Lighting                         | 0                                  | 0                                  | 10,000                             | Holiday Lighting                              |
| Community Special Projects               | 0                                  | 0                                  | 8,000                              | Community Special Projects                    |
| Maintenance/Contingency                  | 17,412                             | 22,000                             | 15,000                             | \$7,000 Decrease From 2025/2026 Budget        |
| <b>Total Maintenance Expenditures</b>    | <b>\$ 25,411</b>                   | <b>\$ 54,200</b>                   | <b>\$ 62,000</b>                   |   |
| <b>Administrative Expenditures</b>       |                                    |                                    |                                    |   |
| Supervisor Fees                          | 11,200                             | 11,000                             | 11,000                             | Supervisor Fees                               |
| Payroll Taxes (Employer)                 | 857                                | 842                                | 842                                | Supervisor Fees *7.65%                        |
| Management                               | 30,360                             | 30,360                             | 30,360                             | No Change From 2025/2026 Budget               |
| Secretarial And Field Operations         | 6,600                              | 6,600                              | 6,600                              | No Change From 2025/2026 Budget               |
| Legal                                    | 0                                  | 4,000                              | 3,000                              | \$1,000 Decrease From 2025/2026 Budget        |
| Assessment Roll                          | 7,500                              | 7,500                              | 7,500                              | As Per Contract                               |
| Audit Fees                               | 3,300                              | 3,400                              | 3,500                              | Accepted Amount For 2025/2026 Audit           |
| Insurance                                | 6,858                              | 7,400                              | 7,900                              | Fiscal Year 2025/2026 Expenditure Was \$7,269 |
| Legal Advertisements                     | 2,567                              | 4,500                              | 4,500                              | No Change From 2025/2026 Budget               |
| Miscellaneous                            | 2,180                              | 1,500                              | 1,600                              | \$100 Increase From 2025/2026 Budget          |
| Postage                                  | 392                                | 300                                | 300                                | No Change From 2025/2026 Budget               |
| Office Supplies                          | 283                                | 400                                | 400                                | No Change From 2025/2026 Budget               |
| Dues & Subscriptions                     | 175                                | 175                                | 175                                | No Change From 2025/2026 Budget               |
| Trustee Fees                             | 4,148                              | 3,850                              | 4,150                              | \$300 Increase From 2025/2026 Budget          |
| Continuing Disclosure Fee                | 350                                | 350                                | 350                                | No Change From 2025/2026 Budget               |
| Website Management                       | 1,750                              | 1,750                              | 1,750                              | No Change From 2025/2026 Budget               |
| <b>Total Administrative Expenditures</b> | <b>\$ 78,520</b>                   | <b>\$ 83,927</b>                   | <b>\$ 83,927</b>                   |   |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 103,931</b>                  | <b>\$ 138,127</b>                  | <b>\$ 145,927</b>                  |   |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 188,459</b>                  | <b>\$ 117,124</b>                  | <b>\$ 109,444</b>                  |   |
| Bond Payments                            | (354,080)                          | (151,917)                          | (151,917)                          | 2027 P & I Payments Less Earned Interest      |
| <b>BALANCE</b>                           | <b>\$ (165,621)</b>                | <b>\$ (34,793)</b>                 | <b>\$ (42,473)</b>                 |   |
| County Appraiser & Tax Collector Fee     | (2,570)                            | (5,069)                            | (5,069)                            | Two Percent Of Total Assessment Roll          |
| Discounts For Early Payments             | (9,861)                            | (10,138)                           | (10,138)                           | Four Percent Of Total Assessment Roll         |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ (178,052)</b>                | <b>\$ (50,000)</b>                 | <b>\$ (57,680)</b>                 |   |
| Carryover From Prior Year                | 0                                  | 50,000                             | 57,680                             | Carryover From Prior Year                     |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ (178,052)</b>                | <b>\$ -</b>                        | <b>\$ -</b>                        |   |

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                            | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 | FISCAL YEAR<br>2026/2027 |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                            |
| Interest Income            | 7,617                    | 1,200                    | 1,400                    | Projected Interest For FY 2026/2027 |
| NAV Tax Collection         | 354,080                  | 151,917                  | 151,917                  | Maximum Debt Service Collection     |
| <b>Total Revenues</b>      | <b>\$ 361,697</b>        | <b>\$ 153,117</b>        | <b>\$ 153,317</b>        |                                     |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                     |
| Principal Payments         | 94,000                   | 97,000                   | 85,000                   | Principal Payment Due In 2027       |
| Interest Payments          | 55,880                   | 50,180                   | 42,056                   | Interest Payments Due In 2027       |
| Bond Redemption            | 0                        | 5,937                    | 26,261                   | Bond Redemption                     |
| <b>TOTAL EXPENDITURES</b>  | <b>\$ 149,880</b>        | <b>\$ 153,117</b>        | <b>\$ 153,317</b>        |                                     |
| <b>EXCESS/ (SHORTFALL)</b> | <b>\$ 211,817</b>        | <b>\$ -</b>              | <b>\$ -</b>              |                                     |

**Note: Extraordinary Principal Payment For \$200,000 Was Made In November 2026.**

Series 2017 Bond Refunding Information

|                           |             |                                 |                        |
|---------------------------|-------------|---------------------------------|------------------------|
| Original Par Amount =     | \$1,870,000 | Annual Principal Payments Due = | May 1st                |
| Interest Rate =           | 3.5% - 4.5% | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =              | July 2017   |                                 |                        |
| Maturity Date =           | May 2035    |                                 |                        |
| Par Amount As Of 1/1/26 = | \$1,000,000 |                                 |                        |

**Caribe Palm Community Development District  
Assessment Comparison**

|   | Fiscal Year<br>2023/2024<br>Assessment<br>Before Discount* | Fiscal Year<br>2024/2025<br>Assessment<br>Before Discount* | Fiscal Year<br>2025/2026<br>Assessment<br>Before Discount* | Fiscal Year<br>2026/2027<br>Projected Assessment<br>Before Discount* |
|---|--|--|--|--|
| Administrative For Twenty Three Foot Lots | \$ 271.81  | \$ 159.65  | \$ 115.47  | \$ 87.44   |
| Maintenance For Twenty Three Foot Lots    | \$ 194.80  | \$ 194.80  | \$ 194.80  | \$ 222.83  |
| <u>Debt For Twenty Three Foot Lots</u>    | <u>\$ 493.08</u>   | <u>\$ 493.08</u>   | <u>\$ 493.08</u>   | <u>\$ 493.08</u>   |
| <b>Total For Twenty Three Foot Lots</b>   | <b>\$ 959.69</b>   | <b>\$ 847.53</b>   | <b>\$ 803.35</b>   | <b>\$ 803.35</b>   |
| Administrative For Fifty Foot Lots        | \$ 271.81  | \$ 159.65  | \$ 115.47  | \$ 87.44   |
| Maintenance For Fifty Foot Lots           | \$ 194.80  | \$ 194.80  | \$ 194.80  | \$ 222.83  |
| <u>Debt For Fifty Foot Lots</u>           | <u>\$ 604.96</u>   | <u>\$ 604.96</u>   | <u>\$ 604.96</u>   | <u>\$ 604.96</u>   |
| <b>Total For Fifty Foot Lots</b>          | <b>\$ 1,071.57</b>   | <b>\$ 959.41</b>   | <b>\$ 915.23</b>   | <b>\$ 915.23</b>   |

\* Assessments Include the Following :

- 
- 4% Discount for Early Payments
  - 1% County Tax Collector Fee
  - 1% County Property Appraiser Fee

Community Information:

|                        |            |
|------------------------|------------|
| Twenty Three Foot Lots | 156        |
| <u>Fifty Foot Lots</u> | <u>140</u> |
| Total Units            | 296        |